

# Converse Consultants East

3 Century Drive  
P.O. Box 265  
Parsippany, New Jersey 07054-0265  
201-605-5200  
Fax 201-605-8145

SDMS Document



107969

November 12, 1991

Ms. Jeryl Turco-Maglio  
Hudson Meadows Urban Renewal Corp.  
525 Riverside Avenue  
Lyndhurst, New Jersey 07071

Reference: Aerial Photograph Analysis  
Hudson Meadows - Diamond Head Oil  
Block 285, Lot 3, 14, and 15  
Kearny, New Jersey  
(91-37238-01)

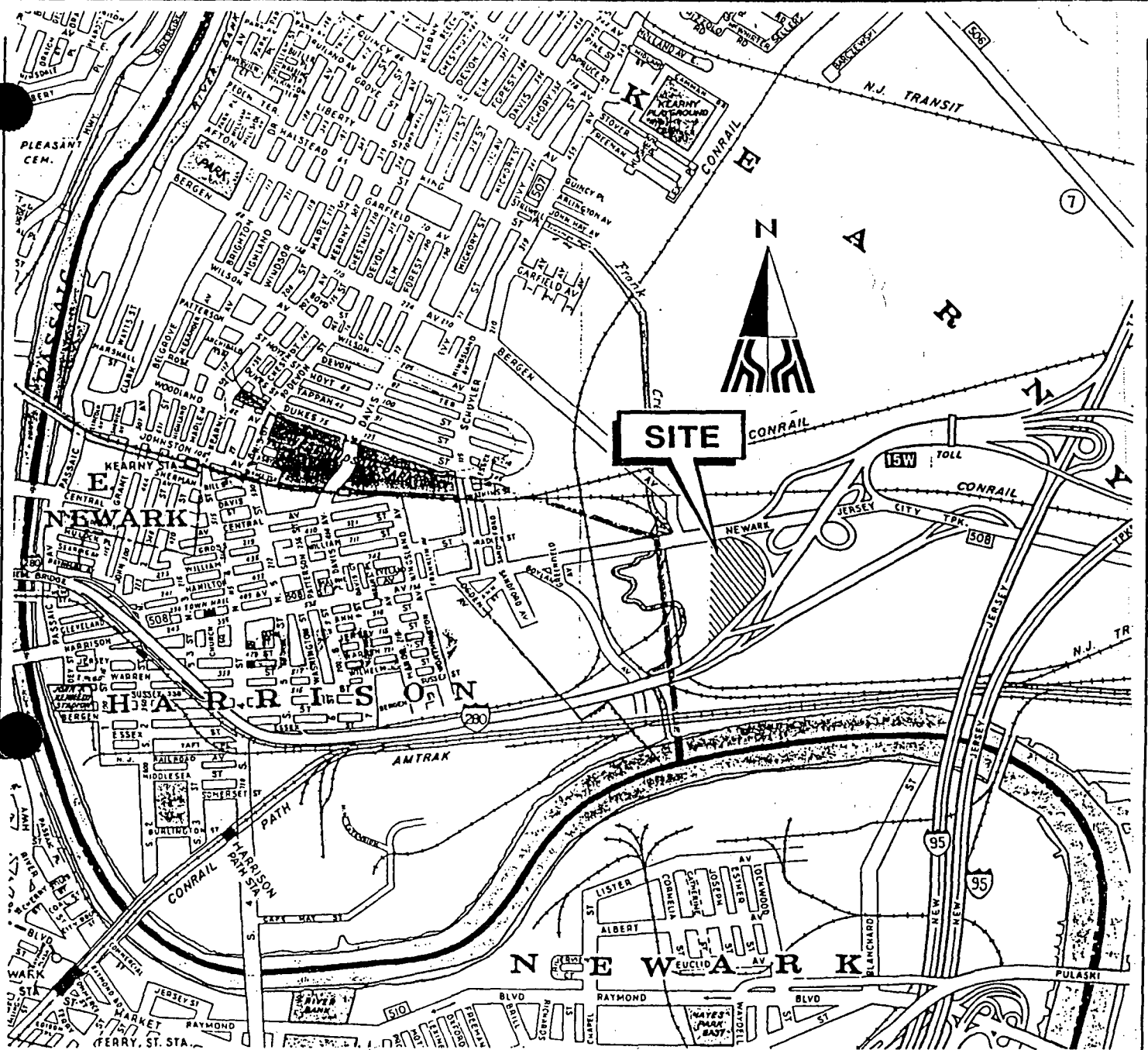
Dear Ms. Maglio:

In accordance with your verbal request during our meeting of September 9, 1991, Converse Consultants East has conducted an aerial photograph analysis of the referenced property located in Kearny, New Jersey. Figure 1 illustrates the location of the site with respect to surrounding natural and cultural features. The purposes of the analysis were to evaluate development at and around the subject site over the past 45 years, assess the presence of environmental concerns (i.e., oil lagoons, landfill operations, etc.) and identify site conditions at the time of purchase in 1985. This letter report presents the results of our study.

The following black and white, stereoset, contact photographs were evaluated:

<u>Year</u>	<u>Scale</u>
April 28, 1947	1" = 1000'
April 16, 1959	1" = 1500'
January 14, 1963	1" = 1200'
March 23, 1969	1" = 1000'
April 9, 1978	1" = 800'
November 25, 1982	1" = 800'
March 8, 1990	1" = 2200'

One photograph for each stereoset was selected and a portion was enlarged to an approximate scale of 1" = 400'. Acetate overlays were placed on each photograph of which upon approximate site borders were drawn. A copy of each photograph is presented on Figures 2 through 8.



SCALE: 1" = 1800'±

MAP SOURCE: BASE MAP WAS ADAPTED FROM HAGSTROM'S  
UNION/HUDSON/ESSEX COUNTIES ATLAS, SIXTH EDITION, 1987.  
(BASE MAP MAY NOT REFLECT RECENT CARTOGRAPHIC CHANGES)

## SITE LOCATION MAP

HUDSON MEADOWS-DIAMOND HEAD OIL  
BLOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

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FIGURE No.

1

Figure 2 (April 28, 1947) shows the site at pre-development condition. Land to be east and west of the site is developed and appears to have been used for manufacturing/industrial purposes.

Figure 3 (April 16, 1959) shows the Diamond Head Oil Refinery in operation. Three lagoons and a pond are visible in the southern portion of the property. The Kearny property to the west was being used for landfill operations and an access road runs north-south through the side to the landfill located at the southeast corner of the photograph.

Figure 4 (January 14, 1963) shows that the pond located in the southern portion of Diamond Head Oil has greatly increased in size. The property to the east of Diamond Head Oil has been developed and a lagoon is visible in the middle of the property.

Figure 5 (March 23, 1969) shows that conditions at Diamond Head Oil are similar to those shown in 1963. The southern portion of the property east of Diamond Head appears to be submerged in liquid.

Figure 6 (April 9, 1978) shows the area during the construction of Route 280. Only one lagoon is visible on the Diamond Head Oil property. Earthwork operations (garbage placement) is evident at the Kearny site to the west.

Figure 7 (November 25, 1982) shows that the Diamond Head Oil refinery facility is out of operation and demolished. One lagoon is visible, as are the concrete bases of two above-ground tanks and a building foundation. Route 280 is completed and in use.

Figure 8 (March 8, 1990) shows that the site is essentially the same as it existed in 1982. The lagoon, tanks and building foundations are visible (as they were during our site visit in July 1991). The site condition shown in the 1982 and 1990 photographs are judged representative of conditions when Hudson Meadows purchased the site in 1985.

The estimated cost to perform a similar evaluation for the other Hudson Meadow properties in Kearny would be approximately \$4,000. This additional scope of work will be implemented upon receipt of your further authorization.

Should you have any questions please contact one of the undersigned.

Yours very truly,

CONVERSE CONSULTANTS EAST



R. Brian Ellwood, Ph.D.  
Vice President



Robert L. Zelle, CPG  
Project Hydrogeologist

RBE/RLZ/dmh  
[rlz20134]

Enclosure: Air Photographs (7)



SCALE: 1" = 400'±

## AERIAL PHOTOGRAPH ANALYSIS (APRIL 28, 1947)

HUDSON MEADOWS-DIAMOND HEAD OIL  
BLOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

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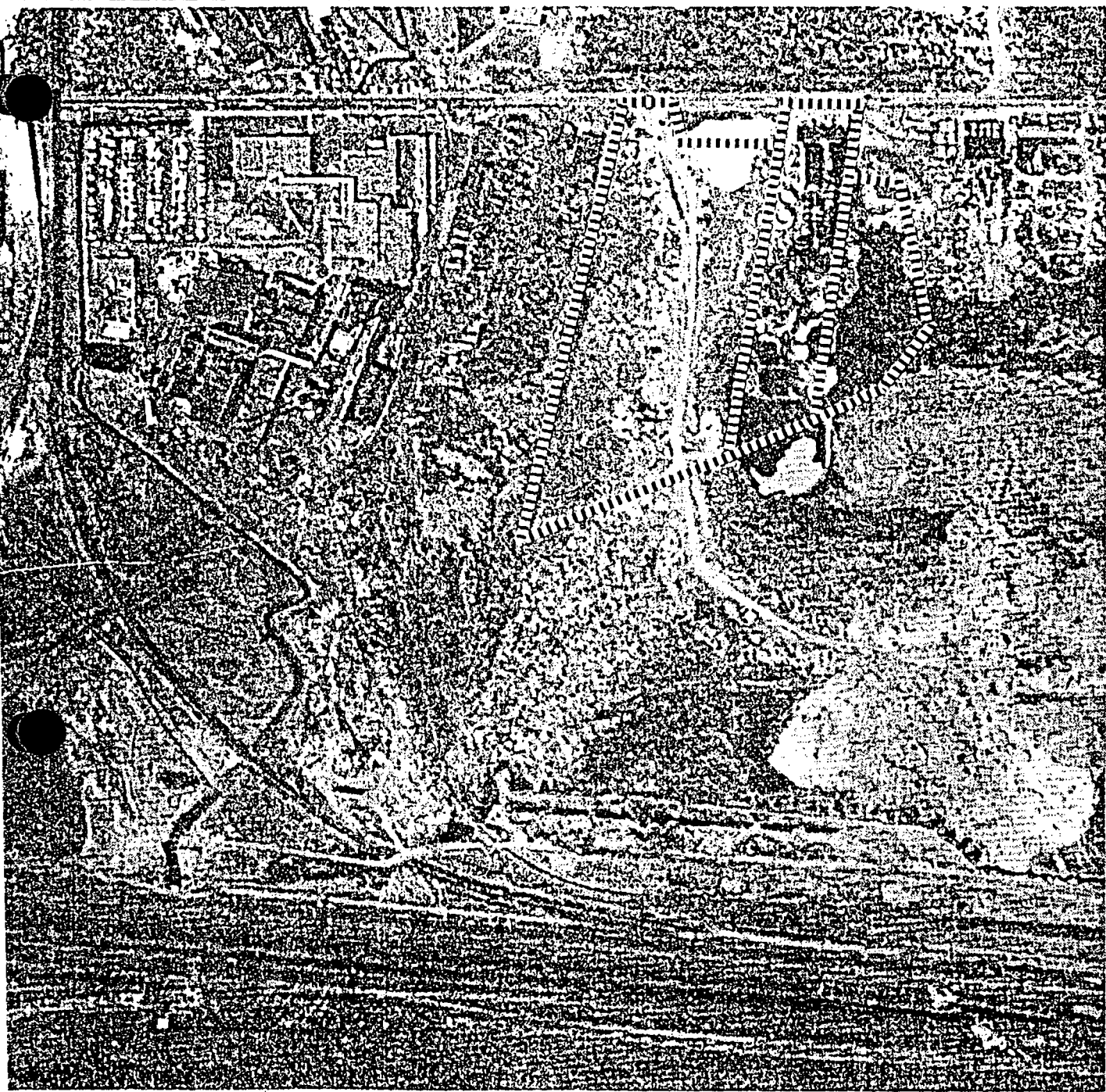


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FIGURE No.

**2**

100143



SCALE: 1" = 400'±

## AERIAL PHOTOGRAPH ANALYSIS (APRIL 16, 1959)

ON MEADOWS-DIAMOND HEAD OIL

K 285, LOTS 2, 14 & 15, KEARNY, N.J.

MEADOWS URBAN RENEWAL CORP.

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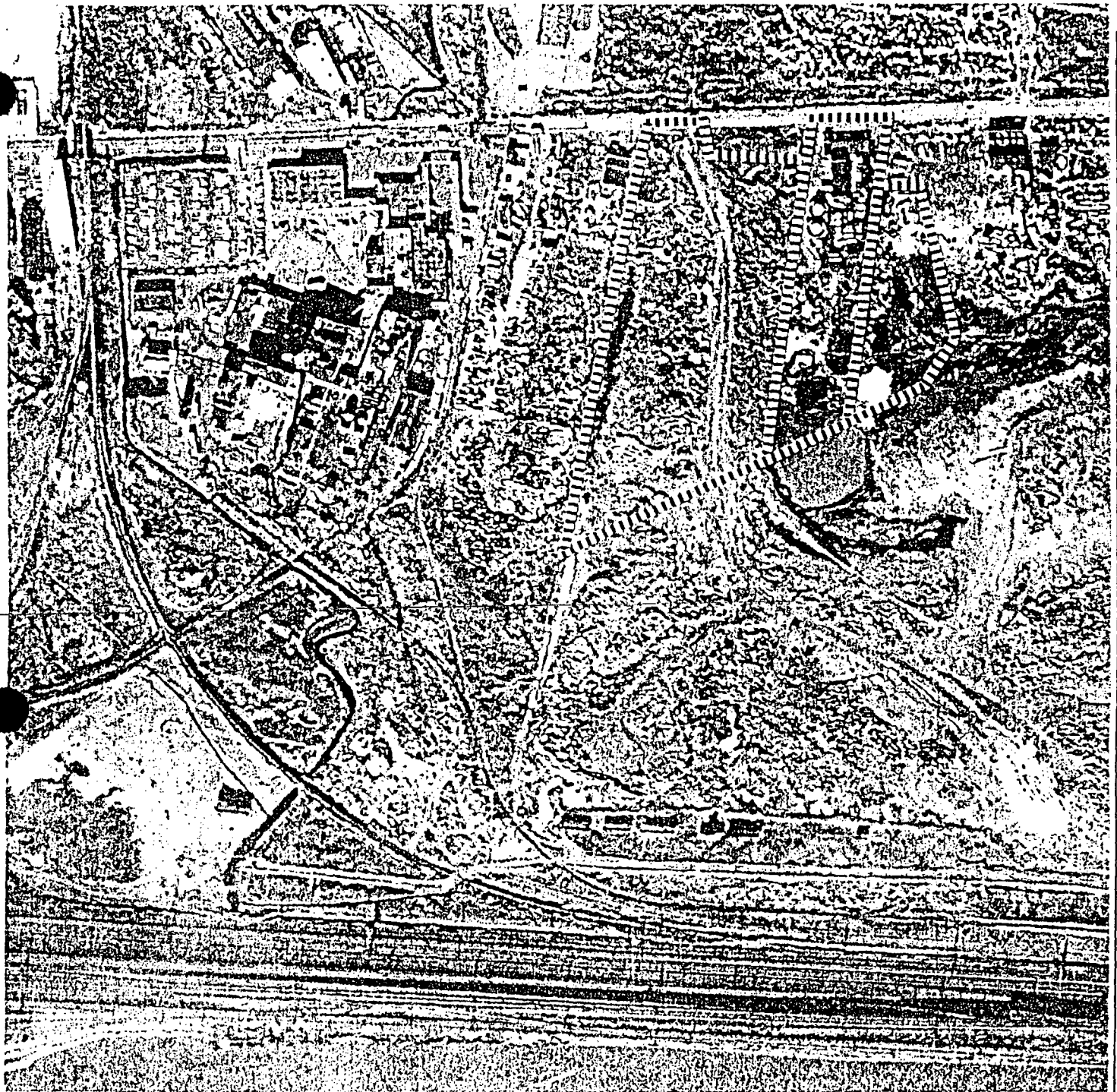
FIGURE No.

3

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100144





SCALE: 1" = 400'±

## AERIAL PHOTOGRAPH ANALYSIS (JANUARY 14, 1963)

HUDSON MEADOWS-DIAMOND HEAD OIL  
BLOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

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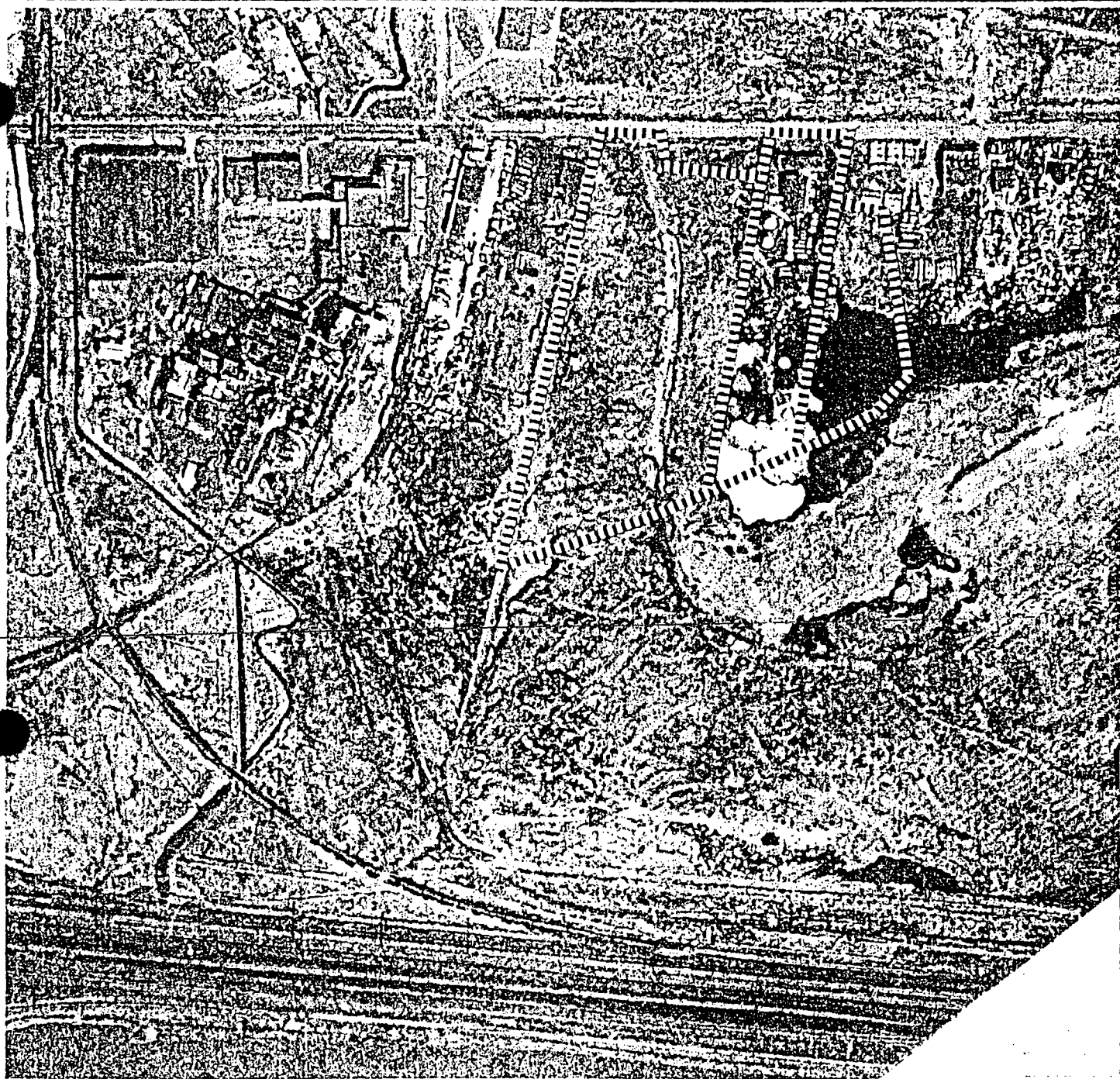


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FIGURE No.

4

100145



SCALE: 1" = 400'±

## AERIAL PHOTOGRAPH ANALYSIS (MARCH 23, 1969)

HUDSON MEADOWS-DIAMOND HEAD OIL  
BLOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

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FIGURE No.

**5**

100146





SCALE: 1" = 400'±

## AERIAL PHOTOGRAPH ANALYSIS (APRIL 9, 1978)

HUDSON MEADOWS-DIAMOND HEAD OIL  
LOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

PROJECT No.

91-37238-01

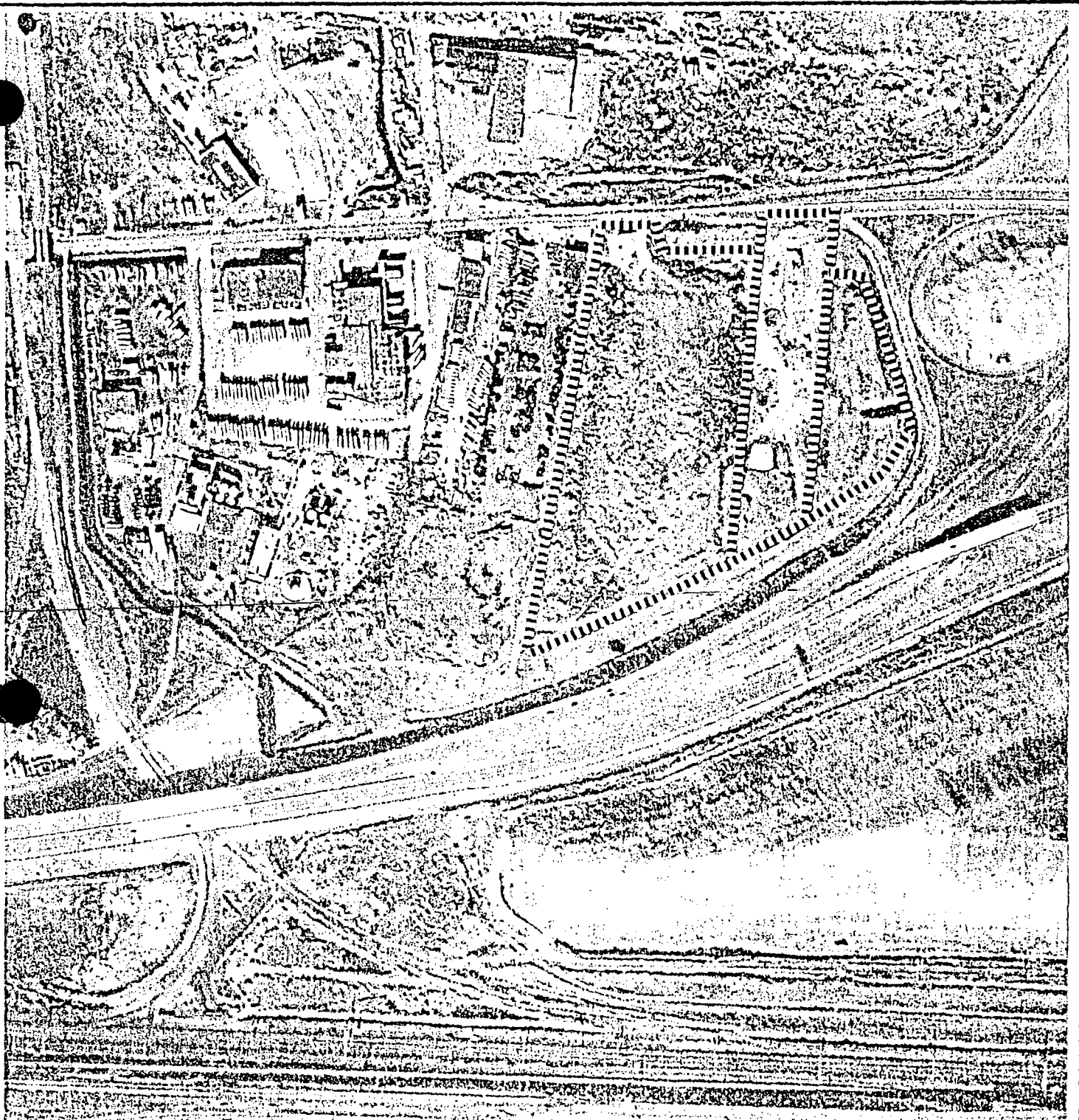


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FIGURE No.

6

100147



SCALE: 1" = 400' ±

## AERIAL PHOTOGRAPH ANALYSIS (NOVEMBER 25, 1982)

HUDSON MEADOWS-DIAMOND HEAD OIL  
BLOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

PROJECT No.

91-37238-01

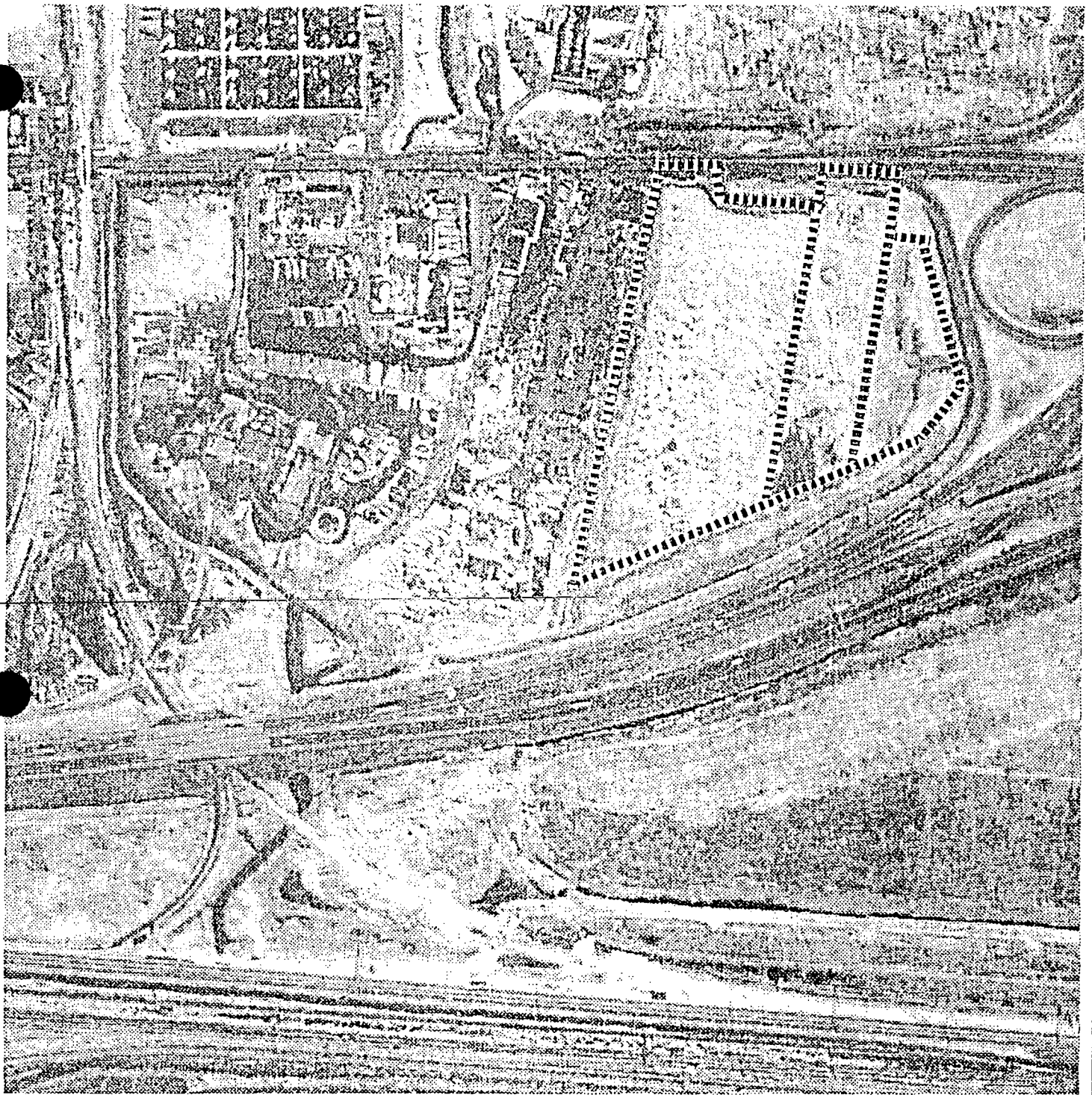


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FIGURE No.

7

100148



SCALE: 1" = 400'±

## AERIAL PHOTOGRAPH ANALYSIS (MARCH 8, 1990)

HUDSON MEADOWS-DIAMOND HEAD OIL  
BLOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

PROJECT No.

91-37238-01



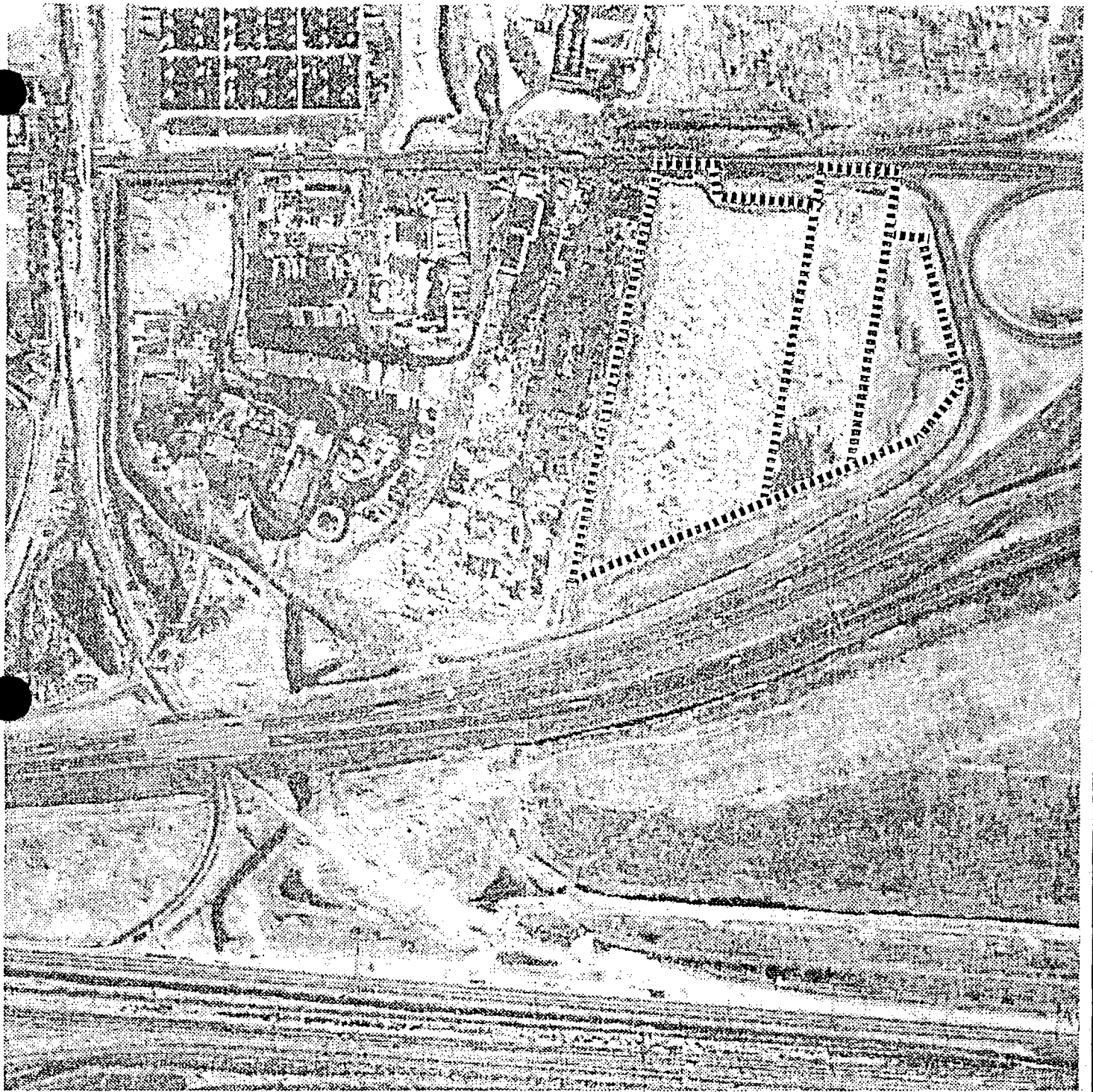
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FIGURE No.

**8**

100149





SCALE: 1" = 400'±

## AERIAL PHOTOGRAPH ANALYSIS (MARCH 8, 1990)

HUDSON MEADOWS-DIAMOND HEAD OIL  
BLOCK 285, LOTS 2, 14 & 15, KEARNY, N.J.  
HUDSON MEADOWS URBAN RENEWAL CORP.

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FIGURE No.

**8**

100150